



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

June 21, 2018

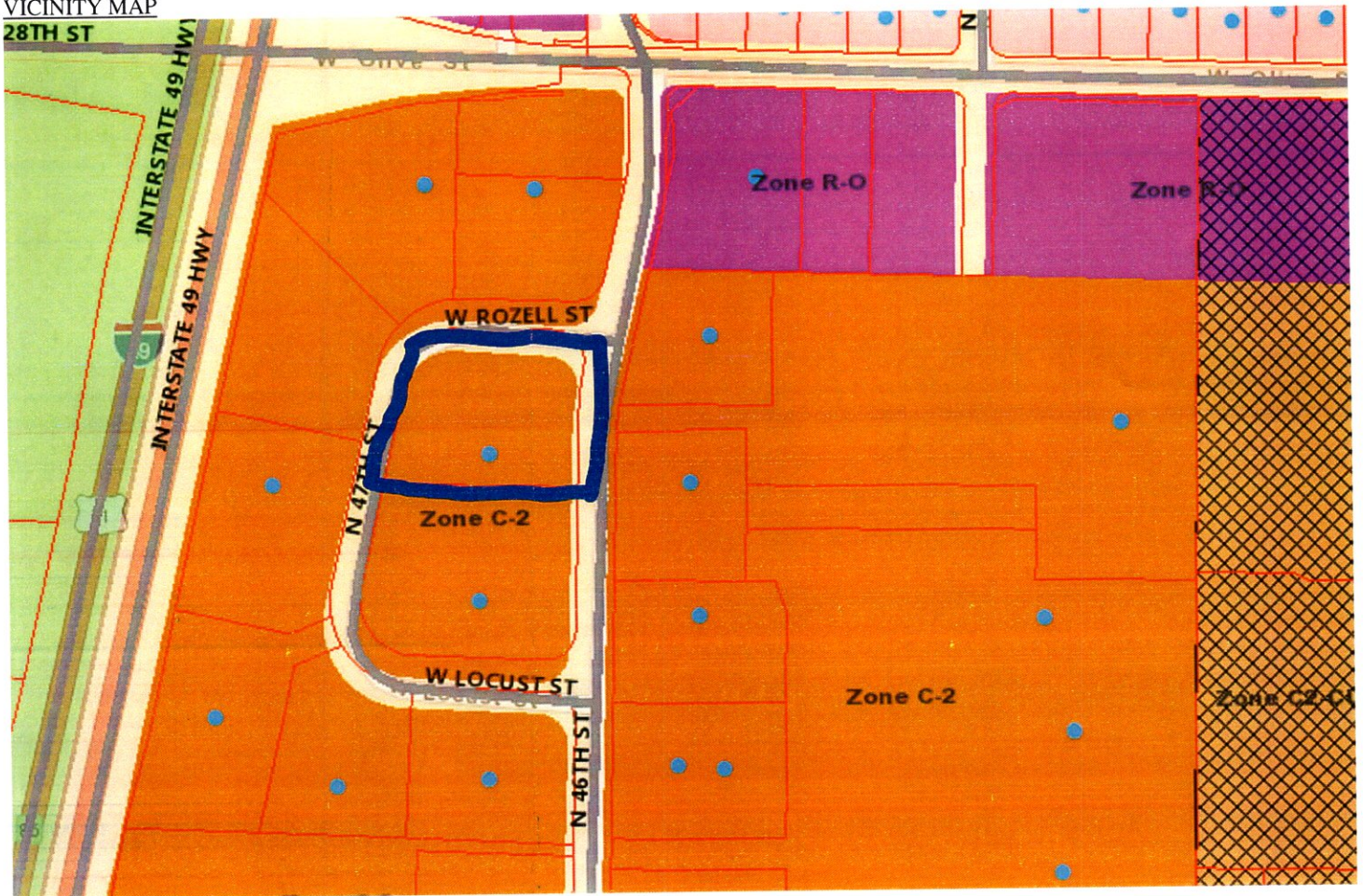
STAFF SUMMARY REPORT

TO: BOARD OF ADJUSTMENT

SUBJECT: VARIANCE #18-41 – Rick's Bakery

ADDRESS:	4600 W Rozell Street
LAND OWNER:	Booneshine, LLLP
APPLICANT/REP:	Sign Planet, LLC
ZONING DISTRICT:	C-2, Interstate Sign District, Overlay District
REQUEST:	6 additional wall signs
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

VICINITY MAP



BACKGROUND

- The applicant has applied for a sign permit for the proposed signage as shown in Tab 1.
- Per Sec. 44-9(1), wall signs in the C-2 zoning district are limited to 1 per street frontage. The site has 3 street frontages: W Rozell Street, N 47th Street, and N 46th Street. Three wall signs are permitted by right.
- Per Sec. 44-9(1), wall signs in the C-2 zoning district are limited to 2 square feet of total sign area per 1 linear foot of frontage, not to exceed 400 square feet. The site has 259 feet of frontage and would be permitted 400 square feet of total sign area.

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

- 1) Land Use: N/A
- 2) Disposition of Structures: N/A
- 3) Site-Specific Hardship: Staff has not identified any unique circumstances for this request in regard to visibility, building arrangement, or land assembly.
- 4) General Findings: The total square footage of all wall signs as request is 281.5 square feet, which is well within the site's allotted total sign area of 400 square feet. Staff finds the request to be a reasonable request as it fits within the allotted total sign area for the site.
- 5) Views of Others: No supporting or opposing comments have been received by the Planning Division.
- 6) RECOMMENDATIONS:
 - a) Consider the request for 6 additional wall signs.



KARA KING, Planning Technician
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- a) **"Motion to approve/deny the request for 6 additional wall signs."**

DIRECTOR'S COMMENTS:

- 1) Agree with recommendations and suggested motion.



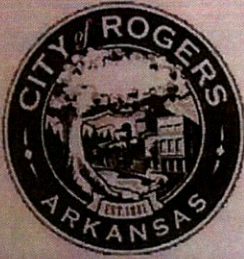
JOHN C. MCCURDY, Director
City of Rogers Department of Community Development

Tabs:

1. Variance application and required supplements
2. Map and/or photos

Note: staff recommendations are based on technical review of city code and may not reflect all information made available to officials during discussion and public input.





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OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
App Number: 18-41
CityView Application: PL20800307
Date: 6-20-18

VARIANCE APPLICATION

APPLICANT: SIGN PLANET, LLC. / Rick's Bakery
ADDRESS: 664 W. ASH ST. FAYETTEVILLE AR SUITE #: _____
GENERAL LOCATION OF PROPERTY: 4600 W. ROZELL STREET
PHONE #: 479-587-9099 EMAIL: SALES@SIGN-PLANET.NET
PROPERTY OWNER: RICK BOONE PHONE #: 479-442-2166

NATURE OF APPEAL:

- ☒ Appeal from decision of enforcement officer
☐ Variance from zoning ordinance

EXPLAIN REQUEST: SIGNS ARE 3 PARTS AND SIGN AREA (SPACE)
IS LARGER THAN ALLOWED SQUARE FOOTAGE FOR TOTAL WALL SIGNS

[Signature]
Applicant Signature

6-13-18
Date

Attachment Checklist:

- ☒ Letter explaining hardship or reason for request
☐ Legal description of property
☐ Relevant supporting documents
☒ Survey or sign proofs as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6-14-18 PUBLIC HEARING DATE: 6-28-18

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



SIGNPLANET

We need to apply for 6 additional wall signs because they are considered separate signs in 3 pieces.

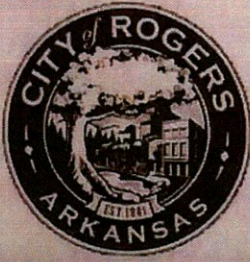
We can not join the three parts to be considered on sign.

We think that the signs are porportional to the building size and does not appear to large.

Please review the layouts of the signs on all three sides of the building. We are not requesting additional sign area, just requesting more wall signs for space.

Thank You

Curtis W. Moore



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PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
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OFFICE USE ONLY

Permit Fee: _____ (\$10 per sign)

Zoning: _____

Permit Number: _____

CityView Application: _____

Date: _____

SIGN PERMIT APPLICATION

BUSINESS/TENANT NAME: RICK'S BAKERY

ADDRESS OF SIGN: 4600 W. ROZELL STREET SUITE #: _____

PHONE #: 479-442-2166 EMAIL: RICK@RICKSBAKERY.COM

SIGN CONTRACTOR: SIGN PLANET, LLC. CONT. LIC. #: _____

ADDRESS/ZIP CODE: 664 W. ASH STREET PHONE #: 479-587-9099

PROPERTY OWNER: RICK BOONE

SIGN DETAILS:

Sign Type*	Dimensions	Sign Area (sq. ft.)	Height	Valuation (include sign cost/labor)
NORTH WALL	90" x 20" / 47" 97" x 145" x 20"	116'	18' TO TOP	6000.00
EAST WALL	136" x 30" / 72" 58" x 97" x 30"	82'	17' TO TOP	5000.00
WEST WALL	136" x 30" / 72" 58" x 97" x 30"	82'	17' TO TOP	5000.00
POLE	120" x 69"	57'	48' TO TOP	5000.00

*wall, monument, pole/freestanding, awning, canopy, projecting, suspended, LED

TYPE OF WORK: New Sign ☒ Alteration ☒ Repair _____

FEATURES: Illuminated ☒ Non-Illuminated _____ Animated _____

DOES ANY PART PROJECT OVER OR LOCATE IN RIGHT-OF-WAY? NO

(Signs must be 5 feet from right-of-way. Projecting signs and A-frame signs are allowed in certain zones.)

MULTITENANT BUILDINGS: Letter from property owner is required to authorize sign placement and dimensions. Must ensure that the building's total allowable sign area is not exceeded and that each tenant receives equitable signage.

Number of businesses in building: 1 Number of street frontages: 3

Street names: N. 47TH STREET / N. 46TH STREET / ROZELL ST.

Width of building/business frontage: 47TH STREET: 248 FT.

Width of building/business frontage: 46TH ST.: 270 FT. / ROZELL ST: 215 FT.

ARE THERE EXISTING SIGNS ON PREMISE? YES ☒ NO _____

If yes, please describe: Type POLE Dimensions 12'X12' Area 144 SF

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

Is new sign being attached to existing sign frame? POLE SIGN (YES)

If this is an alteration or repair, please describe: ADDING NAME (CHANNEL LETTERS)
TO EXISTING CABINET

ELECTRICAL CONTRACTOR: OTHER PARTY -

(Electrical permits required by a *licensed contractor* if sign involves illumination or wiring.)

DRAWING AND SITE PLAN REQUIREMENTS:

1. PLOT/SITE PLAN REQUIRED, DRAWN TO SCALE, FOR DETACHED FREESTANDING AND MONUMENT SIGNS

- Legal description of property.
- Dimensions of property.
- Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- Sign location and dimensions in relation to all buildings, property lines, driveways, parking spaces, and internal circulation drive aisles, streets and electric lines.
- Any easements, storm detention, or drainage areas.
- Width of driveways and width of right-of-way.
- Sight vision triangle measurements for driveways and intersection corners.
- Streets adjacent to sign.
- Locations of and distance from other detached signs on same parcel and/or premise.
- Distance to closest residential zoning district.
- New freestanding signs require a 50 square foot landscape plan.

2. ELEVATION DRAWINGS REQUIRED, DRAWN TO SCALE, FOR WALL, PROJECTING, MARQUEE, AND DETACHED SIGNS:

- All dimensions of sign to include structure, lighting, and all extremities.
- Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- Dimension and height from grade to bottom surface of sign area.
- Dimension and height from grade to uppermost portion of sign.
- Dimension from building wall to outer most extremity of wall sign.
- Linear footage of each building wall having frontage on a street.

NOTES:

- All detached signs require a footing inspection prior to concrete being poured. Inspection must be requested by 8:30am to receive a same-day inspection.
- Overlay District prohibits pole signs and limits monument signs to 6' height (10' if multitenant).
- Details related to zoning and permitted signage can be found in Chapter 44 of the Municipal Code.
- Contact (479) 621-1186 if you have any questions.

I hereby certify the owner of record authorizes the proposed sign, and I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature

Date

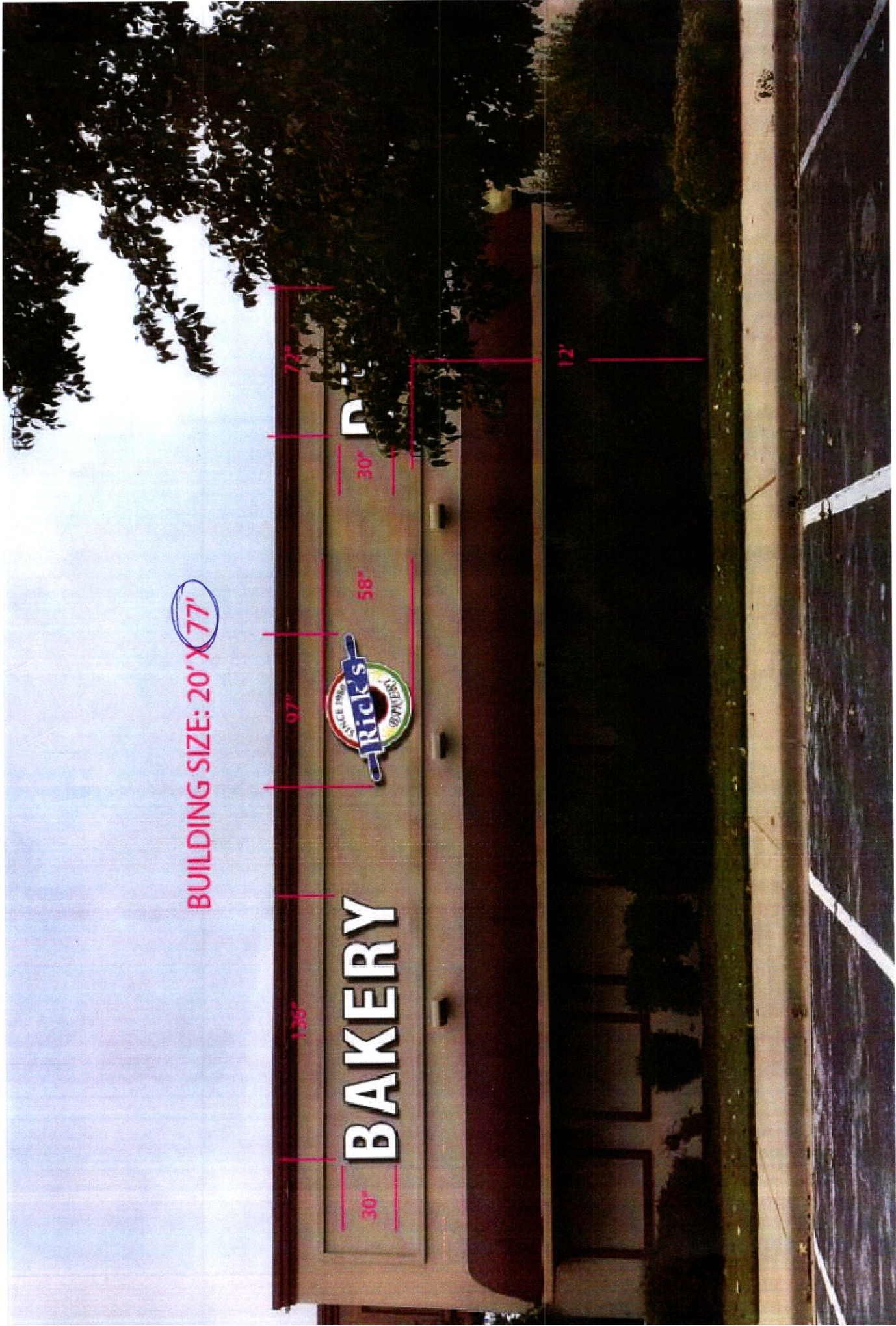
6-8-18

Title: Contractor ☒ Owner _____ Agent for Owner _____

Planning Staff Approval: _____

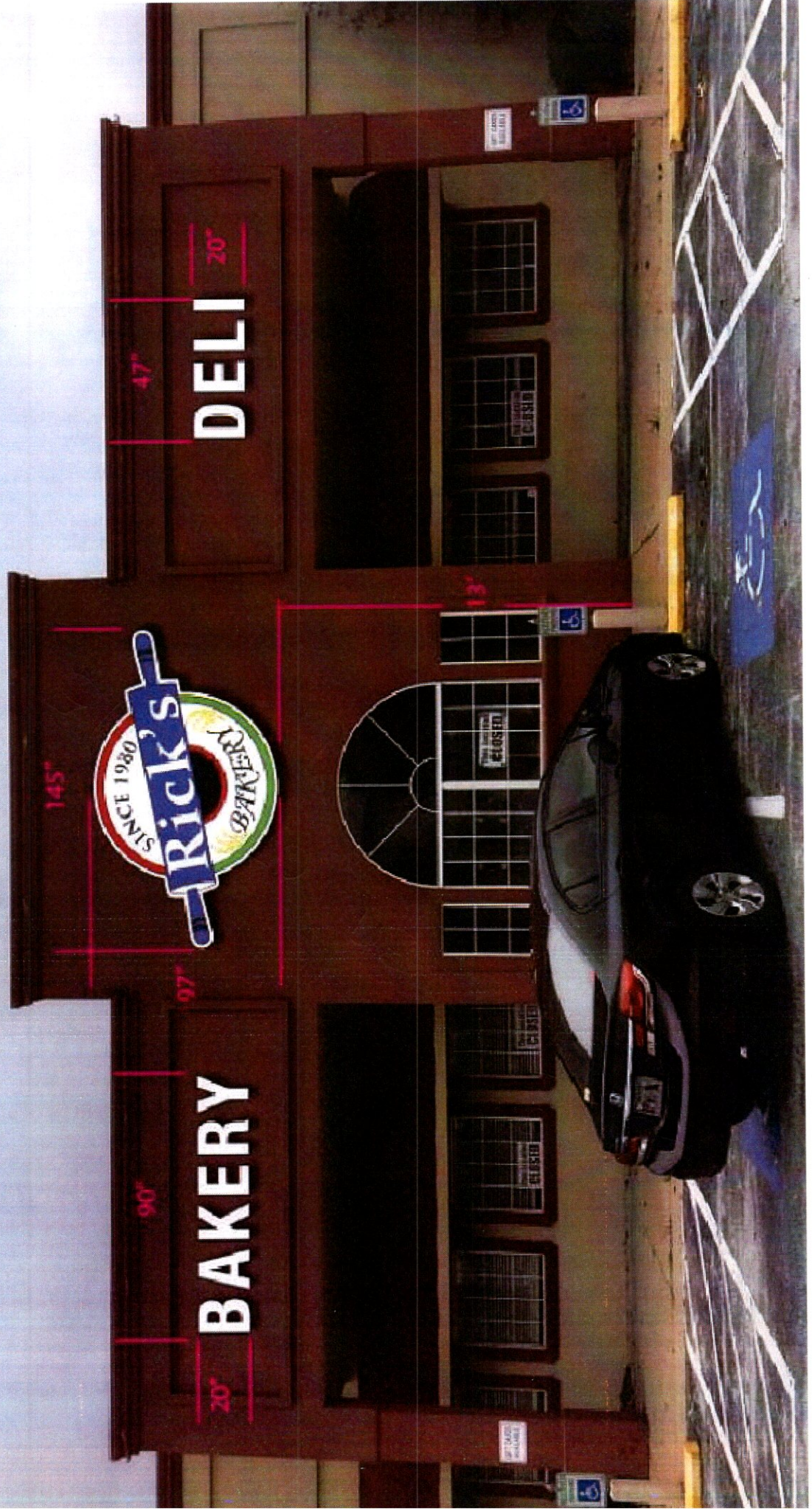
WEST

BUILDING SIZE: 20' X 77'



NORTH

BUILDING SIZE: 24' X 105'



EAST



Rozell St

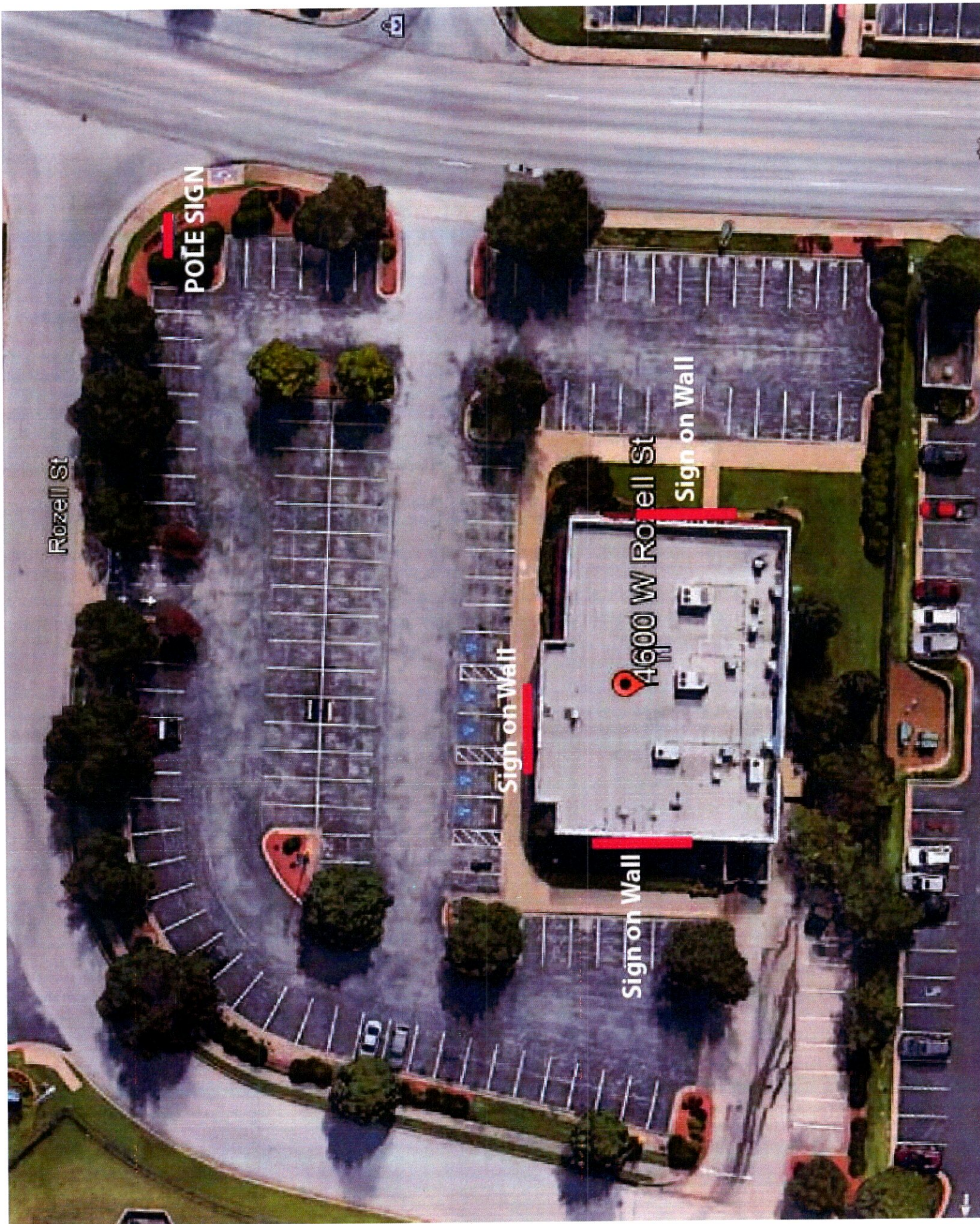
POLE SIGN

Sign on Wall

Sign on Wall

4600 W Rozell St

Sign on Wall



Please Return To:

Lenders Title Company
One Allied Drive, Suite 1710
Little Rock AR, 72202
Phone: 501-537-4180
Fax: 501-537-4181

File Number: 17-007653-180

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - LLC (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED
(LIMITED LIABILITY COMPANY)

KNOW ALL MEN BY THESE PRESENTS:

That, DCR I, LLC, Grantor, organized under and by virtue of the laws of the State of Arkansas, by and through its Managing Member, duly authorized and empowered hereto by its Operating Agreement and law, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration in hand paid by, Booneshine LLLP, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s) and unto its successors and assigns forever, the following described land, situated in the County of Benton and the State of Arkansas to-wit:

Lot E-1 (Tract split of Tract E, Phase 1) Scottsdale Center, Rogers, Benton County, Arkansas, as shown on Plat Record 29 at Page 165.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

17-051927-500



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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Board of Adjustment** in the **Community Room** at City Hall at 301 W Chestnut Street on **July 12, 2018** at **4:00 p.m.** on the application by **Rick's Bakery** under the provisions of the City of Rogers Code of Ordinances, for a **variance to allow 6 additional wall signs** at **4600 W Rozell Street** in the city's **C-2** (Highway Commercial) zoning district, more particularly described as follows:

LEGAL DESCRIPTION:

Lot E-1 (Tract split of Tract E, Phase 1) Scottsdale Center, Rogers, Benton County, Arkansas, as shown on Plat Record 29 at Page 165.

LAYMAN'S DESCRIPTION:

4600 W Rozell Street

Juli Zimmerman, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **July 2, 2018**
BILL THE CITY OF ROGERS